

Town of Oulu
Regular Plan Commission Meeting
Town Hall
April 4, 2016 ~ 6:36 p.m. – 7:15 p.m.

The April 4, 2016 regular Plan Commission meeting was called to order at 6:36 p.m. at the Town Hall by Chairman Fred Strand.

Members present: Jonathan Hamilton, Tonya Koehler, Marjorie Lahti, Sandra Rantala, Frederick Strand, and Diana Reijo, clerk. Absent: None.

The agenda was approved as printed and posted.

Motion by S. Rantala, second by T. Koehler to approve the minutes of the May 4, 2015 regular board meeting as presented. Motion carried unanimously by voice vote.

Community Members as Pre-Registered – Oral and/or Written.

*No community members registered at this time.

New Business:

Conditional Use Application:

Review Conditional Use Application for a game farm – Dirk & Jane Stolz/Copper Hills Hunting Preserve, LLC request a conditional use permit to operate a game farm and fence 385 acres with 10' deer fence built to DNR specifications for the purpose of deer and elk farming on 13 parcels of property in Section 10T48NR9W (Tax ID #'s 26708, 26709, 26710, 37342, 26715, 26700, 26701, 26713, 26716, 34280, 34850, 34851)

Conditional Use Permit Application:

- To operate a Game Farm (consisting of deer and elk)
- On 385 acres in section 10
- Zoning:
 - The NW $\frac{1}{4}$ of SW $\frac{1}{4}$, SE $\frac{1}{4}$ of NW $\frac{1}{4}$, and NW $\frac{1}{4}$ of SW $\frac{1}{4}$ are zoned Agricultural 1
 - All of the remaining land is zoned Forestry 1
- Owner: Dirk Stolz; Jane Stolz and Copper Hills Hunting Preserve, LLC

Plan Commission Findings:

- Future Land Use classes are:
 - Rural Moderate Residential for 30 acres in SW $\frac{1}{4}$ of NW $\frac{1}{4}$
 - Agricultural core for 40 acres: NW $\frac{1}{4}$ of SW $\frac{1}{4}$
 - Forestry Core for the remaining 315 acres
- Rural-moderate Residential: the primary use is for large lot residential; secondary uses are forestry, recreational and limited home-based businesses.
- Agricultural Core: primary use is for agricultural; secondary use is for limited residential, recreational, and home-based businesses.
- Forestry Core: primary use is for forestry; secondary uses are for low-density residential, recreational and home-based businesses.
- Aerial photograph review of the property:

- Most of the NW¼ of the SW¼ is in a non-forested condition
- All of the remaining land is forested
- Managed Forest Law (MFL): Current tax records show that 310 acres are enrolled in the Managed Forest Law program.
- The applicant has verbally stated that the land has been withdrawn from the MFL program.
- MFL enrollment criteria includes:
 - NR 46.17(1) REQUIRED TIMBER PRODUCTION. (a) A minimum of 80% of an entire managed forest land parcel shall be capable of producing merchantable timber as defined in s. NR 46.15 (2).
 - NR 46.15 (2): Capable of producing 20 cubic feet of merchantable timber per acre per year
- Farm-raised deer are classified as livestock by the Wisconsin Department of Agricultural, Trade and Consumer Protection (DATCP); per ATCP 10.01(62): “Livestock” means.....farm-raised deer.....’
- Farm-raised deer farms are required to be licensed and registered by the DATCP: see ATCP 10.45 thru 10.58
- Applications to DATCP for a Farm-raised deer farm permit must include a fencing certificate from the Department of Natural Resources.

Conclusion:

- Almost of the land is in a forested condition or is capable of being in a forested condition.
- Farm-raised deer is an agricultural activity as defined and regulated by DATCP
- The proposed use is not consistent with the Town’s Future Land Use Plan for all but 40 acres of the 385 acre proposal.
- The proposed use is not consistent with the current land use

Plan Commission Recommendation:

Motion by J. Hamilton, second by S. Rantala to deny approval of Dirk and Jane Stolz’s Conditional Use application as supported by the Findings and Conclusion. Motion carried unanimously by voice vote.

Agenda item/s for next meeting:

Election of officers

Next meeting date/s:

Regular Plan Commission meeting scheduled for May 2, 2016, beginning at 6:30 p.m. at the town hall.

Motion by F. Strand, second by J. Hamilton to adjourn. Meeting adjourned at 7:15 p.m.

Respectfully Submitted,

Diana Reijo, Clerk

APPROVED: